



# PLANNING COMMISSION

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Weideman \_\_\_\_ Chairperson Faulk

# CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

WEDNESDAY, APRIL 4, 2007  
7:00 P.M.

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**“Look at everything as though you were seeing  
it for the first time or the last time.  
Then your time on earth will be filled with glory.”**

**~ BETTY SMITH ~**

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## **AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at  
3031 Torrance Boulevard on 03/29/07.
- 5. APPROVAL OF MINUTES:**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to  
items not on the agenda and to no longer than 3 minutes  
per speaker. Under the provisions of the Brown Act, the  
Commission is prohibited from taking or engaging in  
discussion on any item not appearing on the posted  
agenda.

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a “Speaker Information” card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.tornet.com](http://www.tornet.com).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
[28CFR 35.102-104 ADA Title II]

**HOURS OF OPERATION**  
Monday through Friday from  
7:30 a.m. to 5:30 p.m.  
Offices are closed alternate Fridays.

**City Hall will be closed**  
**Friday, April 13, 2007**

## **8. TIME EXTENSIONS**

## **9. CONTINUED HEARINGS**

A. CUP06-00027, DIV06-00027: GREG ARMER

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1217 Arlington Avenue.  
(Res. Nos. 07-029, 07-030)

B. WAV07-00003: LORI B. LINDSTROM

Planning Commission consideration for approval of a Waiver to allow less than the required front yard setback in conjunction with first and second story additions and a garage expansion to an existing one-story single family residence on property located in the R-1 Zone at 3507 Cricklewood Street. (Res. No. 07-035)

## 10. WAIVERS

A. WAV07-00001: DENNIS JACOBSEN (DON HORNBECK)

Planning Commission consideration for approval of a Waiver to allow less than the rear and side yard setback requirements in conjunction with construction of a new attached two-car garage to an existing two-story single-family residence on property located in the R-1 Zone at 1620 Post Avenue. (Res. No. 07-040)

## 11. FORMAL HEARINGS

A. EAS06-00004, CUP06-00024 & DIV06-00021: MIYAKO HYBRID HOTEL

Planning Commission consideration for adoption of a Negative Declaration, approval of a Conditional Use Permit to allow the construction of a full service seven-story hotel with 215 guest rooms with ancillary services and an off-site four-level semi-subterranean parking structure, and a Division of Lot to allow the merger of two lots into one lot on property located in the Industrial Redevelopment Project Area – Torrance Center II, in the M-2 zone at 21381 S. Western Avenue and 1780 W. 213<sup>th</sup> Street. (Res. Nos. 07-041, 07-042)

B. CUP06-00026, DIV06-00024: SUBTEC – CHERYL VARGO  
(MULTIDIMENSIONAL INC.)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new four-unit condominium project exceeding two stories in height in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 2727 Andreo Avenue. (Res. Nos. 07-043, 07-044)

C. CUP07-00003, DIV07-00003: SUBTEC – CHERYL VARGO  
(MULTIDIMENSIONAL INC.)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new four-unit condominium project exceeding two stories in height in conjunction with a Division of Lot for

condominium purposes on property located in the R-3 Zone at 2740 Andreo Avenue. (Res. Nos. 07-045, 07-046)

**12. RESOLUTIONS**

- A. PRE06-00041: NAJIB AND NAHLA AL-SAMARRAI  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5108 Newton Street. (Res. No. 07-033)

**13. PUBLIC WORKSHOP ITEMS**

**14. MISCELLANEOUS ITEMS**

- A. PRE06-00041: NAJIB AND NAHLA AL-SAMARRAI  
Planning Commission consideration for reconsideration of previously denied Precise Plan of Development for one and two story additions to an existing single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5108 Newton Street. (Res. No. 07-033)

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

**16. LIST OF TENTATIVE PLANNING COMMISSION CASES**

**17. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**18. ADJOURNMENT**

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Weideman \_\_\_\_ Chairperson Faulk

P.C. 04/04/07